



**GREENE**  
170 Debbie Dr, Athens, NY 12015

<https://gristmillrealestate.com>

**\$475,000**

\*Multiple offer situation, Highest and Best due by Wednesday, 4/13 @ 12:00pm\* This beautiful cape the current owner affectionally calls Rose & Reed's Retreat offers the perfect escape from the everyday. This 3-bedroom, 2-bathroom property is located on a corner lot in the sought after Sleep Hollow Lake community and features a large living room with natural light, a huge master bedroom, an oversized deck with a private hot tub, and a fire pit. The community provides two swimming pools, a lakefront swimming beach, tennis courts, pickleball courts, playgrounds, basketball courts, volleyball courts, and a community that hosts events throughout the year. The current owner uses it as a 2nd home and as an Airbnb that averaged \$88,000 in revenue per year in the last 2 years. Move here permanently, as a vacation home or as a revenue generator, you will not be disappointed.

**MLS ID:** 20240321

**Status Category:** Active

**Zone:** R2

**Year built:** 2007

**Bedrooms:** Three

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 2

**Amenities:** Club House, Common Pool, Hot Tub, Rec Room, Tennis Court, Park, Playground

**Date added:** Added 11 months ago

**Listing Category:** Residential

**Area, sq ft:** 1560 sq ft

**Acreage:** 0.28

**Age:** 11-20

**Full Baths:** Two

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 1

**SqFt 1st:** 1560

**Status:** [2](#)

## INTERIOR FEATURES

**Appliances:** Range, Refrigerator

**Additional Interior Features:** Insulated Doors, Insulated Windows, 9 Ft. Ceilings

**Flooring:** Hardwood

## UTILITIES

**Water:** Community

**Utility Level:** 1

**Sewer:** Community

## EXTERIOR FEATURES

**Driveway:** Blacktop

**Style:** Cape

**Roof:** Asph Shingle

**Additional Exterior Features:** Hot Tub

**Lot:** 6

**Style:** Cape

**Siding:** Vinyl

**Water Features:** Water Access

**Lot Dimensions:** .28

## LOCATION DETAILS

**Area/Town:** Greene

**County:** Greene County

**School District:** Coxsackie - Athens Central Schoo

**Directions:** I-87 North To Exit 21, Left Onto Main St, Merge Onto 23 East, Left Onto Spring St, Left Onto Sleepy Hollow Rd, Right Onto Debbie Drive. House Is On The Corner Of Debbie Drive And Sleepy Hollow Rd.

## LISTED BY

**Office Name:** Four Seasons Sotheby's Int.

**Agent Last Name:** Schupp

**Agent First Name:** Erica



### Contact us

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